

## **Nolan**

Nolan is bounded by Eight Mile to the north, McNichols to the south, Conant to the east and the Canadian National Railroad to the west. Nolan is the second most populous community in Cluster 1. However, blight has taken its toll as Nolan lost more than ten percent of its population between 1990 and 2000. Additionally, many senior citizens reside in Nolan; almost fifteen percent of the population is over the age of 65.

### **□ Neighborhoods and Housing**

**Issues:** Many of the residential structures are old and in disrepair. The need for major structural rehabilitation is beginning to outpace the residents' abilities to make such repairs. As some of the oldest, most dilapidated homes are demolished, more vacant lots appear throughout the community, but many unsound structures still remain, particularly along the Chrysler Freeway.

#### **GOAL 1: Preserve sound neighborhoods**

**Policy 1.1:** Maintain the stability throughout the area through home repair programs and scattered-site infill development of similar scale and character to the existing housing stock.

#### **GOAL 2: Revitalize neighborhoods with poor housing conditions**

**Policy 2.1:** Demolish vacant and/or dangerous structures and encourage rehabilitation and infill housing along the Chrysler Freeway and the area south of Nevada.

### **□ Retail and Local Services**

**Issues:** Nolan's commercial corridors are along Seven Mile, McNichols and Conant. Many of these corridors are blighted by abandoned and underutilized buildings.

#### **GOAL 3: Increase the vitality of commercial thoroughfares**

**Policy 3.1:** Take advantage of high traffic volumes along McNichols near I-75 to attract more intense commercial activity.

**GOAL 4: Increase the vitality of neighborhood commercial areas**

**Policy 4.1:** Develop neighborhood commercial nodes along Seven Mile, John R and Conant with a compatible mix of locally serving, small-scale businesses and medium density residential along the less viable sections.

**GOAL 5: Improve the appearance of commercial areas.**

**Policy 5.1:** Encourage code enforcement, the removal of abrasive commercial uses, and physical improvements along Seven Mile, McNichols and Conant.

□ **Industrial Centers**

**Issues:** There is little industrial land use in Nolan, restricted to the rail corridors along Nolan's southern and western boundaries, but disinvestment has left sites available for redevelopment.

**GOAL 6: Increase the viability of industrial areas.**

**Policy 6.1:** Redevelopment the under-utilized sites in the corridor by attracting new and encouraging existing businesses to use the land for expansion or relocation.

□ **Parks, Recreation and Open Space**

**Issues:** Nolan lacks open space and recreational facilities. Additionally, many residents, particularly youth and senior citizens, have difficulty accessing nearby Palmer Park and the State Fairgrounds.

**GOAL 7: Increase open space and recreational opportunities**

**Policy 7.1:** Strategically acquire property to be utilized for the development of neighborhood parks or play lots.

**Policy 7.2:** Work with area institutions to provide recreation access and programs.

**GOAL 8: Increase access to open space and recreational areas**

**Policy 8.1:** Develop greenways connecting to Palmer Park and the State Fair Grounds.

## 2000 Census - Demographic Profile

Neighborhood **Nolan**

## Total Population

**21,324**

1990 Population

23,841

1990 to 2000 Change

-2,517

Percent Change

-10.56%

## Race

White Only

1,000

4.69%

Black or African American  
Only

19,796

92.83%

American Indian and Alaska  
Native Only

62

0.29%

Asian Only

22

0.10%

Native Hawaiian and Other  
Pacific Islander Only

0

0.00%

Other Race Only

83

0.39%

Two or More Races

361

1.69%

## Hispanic Origin

Hispanic Origin (Any Race)

150

0.70%

1990 Hispanic Origin

207

1990 to 2000 Change

-57

Percent Change

-27.54%

## Gender

Male

9,743

45.69%

Female

11,581

54.31%

## Educational Attainment

Population 25 or older

12,681

59.47%

HS Graduate or Higher

8,673

68.39%

Assoc. Degree or Higher

1,277

10.07%

## Age

Youth Population  
(Under 18 Years Old)

6,770

31.75%

1990 Youth Population

7,250

1990 to 2000 Change

-480

Percent Change

-6.62%

0 to 4 Years Old

1,735

8.14%

5 to 10 Years Old

2,660

12.47%

11 to 13 Years Old

1,126

5.28%

14 to 17 Years Old

1,249

5.86%

18 to 24 Years Old

1,873

8.78%

25 to 44 Years Old

5,915

27.74%

45 to 64 Years Old

3,715

17.42%

65 Years Old and Older

3,051

14.31%

## Households

Households

7,425

Average Household Size

2.83

Population in Group Quarters

277

1.30%

Population in Households

21,047

Family Households

5,115

68.89%

Married Couple Family

1,987

38.85%

Female Householder Family

2,580

50.44%

One Person Households

2,031

27.35%

## Housing Units

Housing Units

8,308

1990 Housing Units

8,673

1990 to 2000 Change

-365

Percent Change

-4.21%

Vacant Housing Units

851

10.24%

Occupied Housing Units

7,457

89.76%

Owner Occupied

4,616

61.90%

Renter Occupied

2,841

38.10%

## Housing Value

Owner Occupied Units

4,321

Less Than \$15,000

338

7.82%

\$15,000 to \$29,999

840

19.44%

\$30,000 to \$49,999

1,335

30.90%

\$50,000 to \$69,999

1,046

24.21%

\$70,000 to \$99,999

612

14.16%

\$100,000 to \$199,999

144

3.33%

\$200,000 or More

6

0.14%

## Household Income

Less Than \$10,000

1,607

21.64%

\$10,000 to \$14,999

687

9.25%

\$15,000 to \$24,999

1,386

18.67%

\$25,000 to \$34,999

956

12.88%

\$35,000 to \$49,999

964

12.98%

\$50,000 to \$74,999

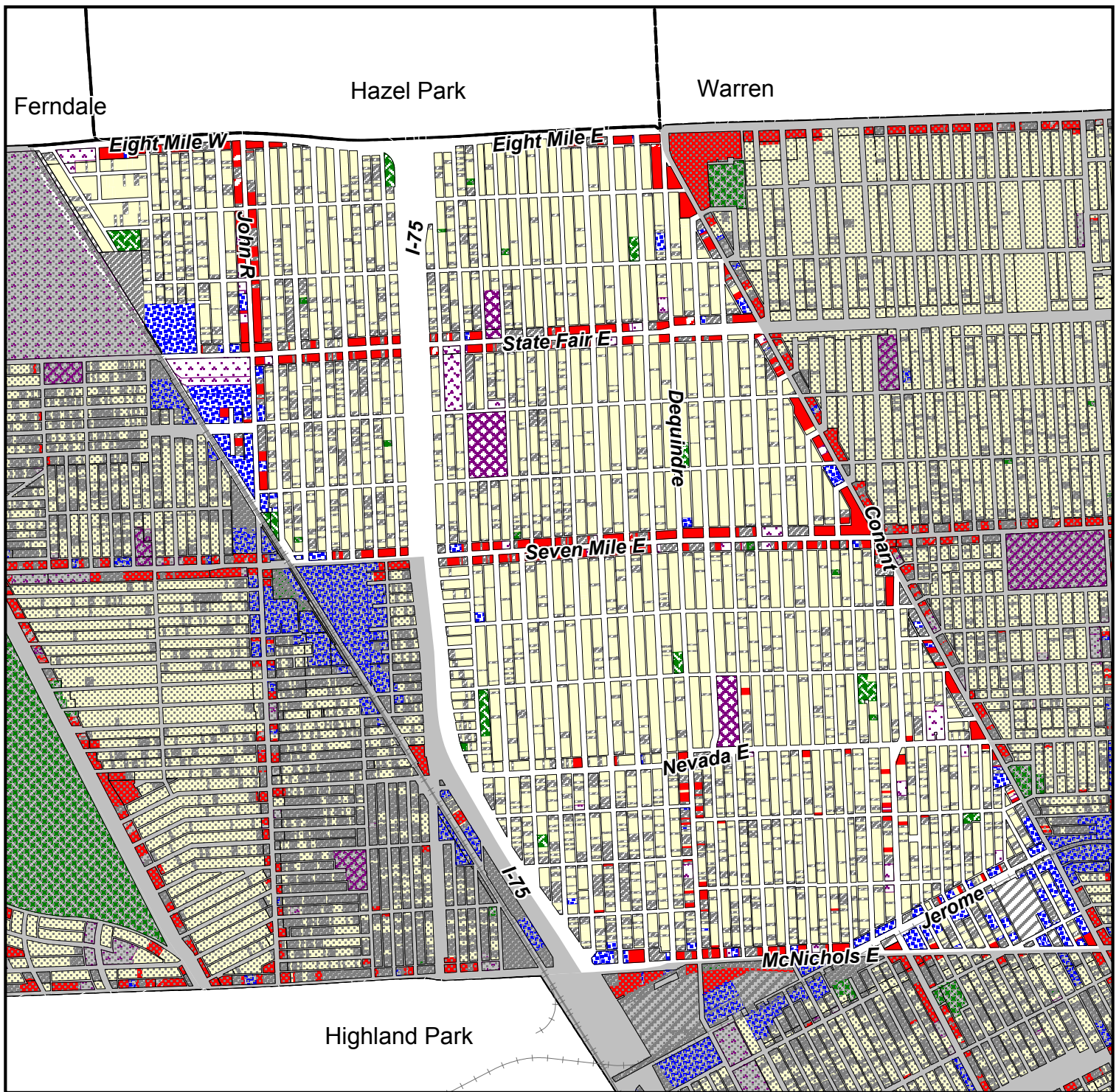
997

13.43%

\$75,000 or More

828

11.15%



Map 1-4A

City of Detroit  
Master Plan of  
Policies

## Neighborhood Cluster 1 Nolan



### Existing Land Use \* -

- |                         |                            |
|-------------------------|----------------------------|
| Residential             | School - Primary/Secondary |
| Commercial              | School - Other             |
| Office                  | College/University         |
| Industrial              | Institutional              |
| Transportation          | Cemetery                   |
| Utilities/Communication | Recreation/Open Space      |
| Hospital/Clinic         | Vacant                     |

\* January 2000 Existing Land Use. Sources:  
Detroit Public Schools DataImage database;  
Recreation Department Site Inventory;  
Planning and Development Department's Property Information System (PINS);  
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).

